



## Magazijn te koop in Alhaurín el Grande, Alhaurín el Grande

650.000 €

Referentie: R5145055 Perceelgrootte: 800m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín el Grande

Commercial Warehouse / Storage Facility – Alhaurín el Grande (Ref: R5145055) Price: €650,000 Location: Alhaurín el Grande, Málaga (Costa del Sol) Property Type: Warehouse (Resale) Key Features & Highlights Generous Built Area (~800m<sup>2</sup>) Spread across two accessible floors: Lower/rear level: Approx.322m<sup>2</sup> with two vehicle entrances and a pedestrian access. Upper/front level: Includes around 140m<sup>2</sup> at the entrance, plus an additional approx.322m<sup>2</sup> towards the rear, featuring a balcony and partially sectioned off Office, lockable areas. Modern Infrastructure Fully recertified electrical and plumbing systems, compliant with current standards. A newly treated roof enjoys a specialized finish backed by a 10-year guarantee (maintenance: retreat every decade). Flexible Access & Layout Dual-street access (front and rear) enables convenient logistical flow. The varied layout—open-plan and sectioned areas—offers adaptability to multiple commercial or community uses. Versatile Zoning and Use Options Situated within a residential area, the property is pre-approved for commercial usage. Possibilities include a gym/fitness center, self-storage facility, retail showroom (e.g., white goods or furniture), or other non-industrial functions—contingent upon any additional required permissions. Utilities & Connectivity Equipped with fiber-optic connectivity, essential utilities such as electricity, potable water, and telephone services. Impeccable Condition The warehouse is well-presented and maintained, offering a turnkey solution for businesses or investors. No community (horizontal) fees. Summary & Investment Potential This warehouse offers a rare blend of ample commercial space (~800m<sup>2</sup>), modern infrastructure, versatile access, and strategic zoning, all within a desirable residential zone. It's an excellent fit for: Business operators seeking a flexible hub for retail, fitness, or storage operations. Investors wanting a well-maintained property with ready-to-go utilities and minimal overhead. Entrepreneurs, aiming to customize the space for a unique commercial or community-focused venture. The property's thoughtful design—dual-level set-up, entrances on two streets, upgraded systems,—presents both operational convenience and financial attractiveness.



## Kenmerken:

### Extra's

Berging

Optische vezel

### Voorzieningen

Elektriciteit

Drinkwater

Telefoon

### Ligging

Stad

### Categorie

Bestaande bouw

### Huidige Staat

Goede conditie